Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1072689 DEEDWARR
11/16/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231116-0089420

39-B
File #23-1255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Nicole Martin and William Jared Martin, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffani Carrancio, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase II, Mullen Valley of record in Plat Book 6250, page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Nicole Avila, an unmarried woman and William Jared Martin, an unmarried man, as joint tenants with right of survivorship by deed from Amber Harding, a single person, dated March 2, 2021 of record in Instrument No. 20210309-0030370, Register's Office for Davidson County, Tennessee. Courtney Nicole Martin fka Courtney Nicole Avila is now married to William Jared Martin.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2101 Mullen Circle, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:
Tiffani Carrancio
2101 Mullen Circle
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
149-01-0A-009.00

WITNESS THE EXECUTION HEREOF this 13th day of November, 2023.

Courtney Nicole Martin

William Jared Martin

State of Tennessee)
County of Davidson)

On this 13th day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Courtney Nicole Martin and William Jared Martin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and ~~who~~ executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$350,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of November, 2023.

Notary Public

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/13/2023.

Affiant Signature – Joshua A. Terry

11/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/15/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27